



**Order under Section 77  
Residential Tenancies Act, 2006**

**Citation:** Tan v Shafiei, 2023 ONLTB 39739

**Date:** 2023-05-31

**File Number:** LTB-L-017863-23

**In the matter of:** Bachelor Basement Unit, 32 Alf Neely Way Newmarket  
ON L3Y0C6

**Between:** Shaoqing Tan Landlord

**And**

Mohammad Hassan Shafiei Tenant

Shaoqing Tan (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Hassan Shafiei (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of March 31, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before June 11, 2023.
2. If the unit is not vacated on or before June 11, 2023, then starting June 12, 2023, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 12, 2023.

**File Number:** LTB-L-017863-23

**May 31, 2023**

**Date Issued**

---

**Trish Carson**

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor Toronto  
ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenant has until June 10, 2023, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by June 10, 2023, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 12, 2023, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

